

PLAN COMMISSION MEETING
JANUARY 8, 2019 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Michelle Scanlan, MaryKay Rice, David Wilford and David Tyvoll

Members Absent: Jim Zajkowski

Fred Horne called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by David Wilford and carried.

MaryKay Rice moved to approve the minutes from December 4, 2018, seconded by Michelle Scanlan and carried.

Request for Rezoning from Harvy Christensen Sr.

Fred Horne declared the Public Hearing open to consider the Request for Rezoning from Harvy Christensen Sr. Trust for property located at 1488 County Road K, New Richmond, described as: 261-1281-00-110 SEC 31 T31N R17W SE SE EXC P 491B EXC LOT 1 CSM 16/4433 ANNEXED 7/5/01 FKA O36-0180-20 (491A). Property is currently zoned Z1 Agriculture/Preservation District and would be changed to Z2 Sub-Urban District

Noah Wiedenfeld explained the location of the property and gave an overview of the review process. The zoning change complies with our comprehensive plan and is consistent with current zoning next to this property. The Development Review Committee recommends approving the request to rezone the property to Z2 Sub-Urban District. Discussion followed. Fred Horne declared the Public Hearing closed. Mike Kastens moved to approve the zoning map amendment to change this property to Z2 Sub-Urban District, seconded by Michelle Scanlan and carried.

Certified Survey Map for Harvy Christensen Sr.

Noah Wiedenfeld explained the Certified Survey Map for Harvy Christensen Sr. Trust. The Development Review Committee recommended approving the CSM with the following conditions:

- 1) The property is rezoned from Z1 to Z2 Sub-Urban District.
- 2) The CSM shall be revised to indicate building setbacks of Lot 2 per Section 1178-18.E of the City Code of Ordinances.
- 3) A document establishing the rights and responsibility for shared use of driveways within the access easement, including a termination clause if street construction occurs, shall be drafted and recorded with the CSM.
- 4) The applicant shall receive a driveway permit from St. Croix County prior to any construction of a driveway.
- 5) A deed restriction shall be recorded stating the Lot 2 shall not be further subdivided without provision of local street access to existing and proposed lots; additional direct access to County Road K in the future for any new lots shall be prohibited.
- 6) Lot 1 shall be required to connect to the City public water distribution on or before December 31, 2019. A well operation permit is required per Section 86-135.C of the City Code of Ordinances if the well owner wishes to continue to operate a private well to serve the barn or mobile home located on Lot 2. If the well is to be abandoned, the

abandonment method shall comply with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances.

- 7) The property at 1492 County Road K shall be required to connect to the City public water distribution on or before December 31, 2019.
- 8) The subdivider, and their heirs and assigns, shall, by written plat restriction, agree to abandon the interim sewage facilities and connect to the City public sewerage facilities upon a determination by the Director of Public Works that such facilities are available for feasible connection. Design information for the existing septic system shall also be inspected by a licensed septic designer to ensure that it is functioning properly and that there is adequate space for a drainfield site.
- 9) The CSM shall be revised to provide for a 5-foot wide drainage and utility easement on the interior lot lines of Lot 1 and Lot 2, per Section 117-41 of the City Code of Ordinances.

Considerable discussion followed regarding the deadline for hooking up to City water. Fred Horne moved to table this item until next month, seconded by MaryKay Rice and carried.

Communications and Miscellaneous

None

Mike Kastens moved to adjourn the meeting, seconded by Michelle Scanlan and carried.

Meeting adjourned at 5:30 p.m.

Tanya Batchelor
City Clerk